

PLANNING DIRECTORS HEARING

November 20, 2019

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:00 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

- a. **H19-006 and T19-025.** Site Development Permit to allow the construction of a new two-story, three-unit multi-family building, removal of four ordinance-size trees; and a Tentative Map to subdivide one lot to allow three condominiums and one common lot on an approximately 0.23-gross acre site located on the north side of W. Reed Street, approximately 360 feet easterly of Almaden Avenue (123 W Reed Street) (Visionaire Homes LLC, Owner). Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(b) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, STEFANIE FARMER

Staff Recommendation: Deferred to the December 4, 2019 Director's Hearing Meeting per staff request.

3. CONSENT CALENDAR

- a. **PD18-008.** Planned Development Permit to allow four pickleball courts and an adjacent parking lot on a 0.78-gross acre site located on the north side of The Villages Parkway, approximately 670 feet westerly of Cribari Lane (2951 The Villages Parkway) (The Villages Golf and Country Club, Owner). Council District 8. CEQA: Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** a Planned Development Permit as described above.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://sanjoseca.gov/index.aspx?NID=1763>

- b. [SPA18-020-02.](#) Special Use Permit Amendment to allow 24-hour and weekend construction, on an approximately 5.49-gross acre site located on the northwest corner West Julian Street and North Autumn Street (440 W Julian Street) (TMG-VOP Julian LLC, Owner). Council District 3. CEQA: Determination of Consistency with the Diridon Station Area Plan Final Environmental Impact Report (Resolution No. 77096), the Final Program Environmental Impact Report for the Downtown Strategy 2000 (Resolution No. 72767), the Final Program Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 76041) and Supplemental Environmental Impact Report for the Envision San José 2040 General Plan (Resolution 77617), and Addenda thereto.

PROJECT MANAGER, PATRICK KELLY

Staff Recommendation: Consider the Determination of Consistency with the Diridon Station Area Plan Final Environmental Impact Report (Resolution No. 77096), the Final Program Environmental Impact Report for the Downtown Strategy 2000 (Resolution No. 72767), the Final Program Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 76041) and Supplemental Environmental Impact Report for the Envision San José 2040 General Plan (Resolution 77617), and Addenda thereto in accordance with CEQA. [Approve](#) a Special Use Permit Amendment as described above.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

- c. [H19-034.](#) Site Development Permit to allow the addition of a 499-square foot accessory building in the rear yard of a duplex, on a 0.21 gross acre site located at 2072 Casa Mia Drive (Turner Rowena G Trustee, Owner). Council District 9. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Site Development Permit as described above.

ACTION: APPROVED

4. PUBLIC HEARING

- a. [SP19-019.](#) Special Use Permit to allow the demolition of an existing single-family dwelling and accessory structures without an approved replacement project on a 0.62 gross acre site located on the north side of Zinnia Lane, approximately 710 feet easterly of Begonia Drive (1681 Zinnia Lane) (A & C Consulting Service Inc., Owner). Council District 9. CEQA: Exempt pursuant to CEQA Guidelines Sections 15301 & 15303.

PROJECT MANAGER, MAIRA BLANCO

Staff Recommendation: Consider in Exemption in accordance with CEQA. [Approve](#) a Special Use Permit as described above.

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:45 a.m.